



Robin Hill

160 Woodlands Road, Ashurst, SO40 7AP

SPENCERS
NEW FOREST





ROBIN HILL

160 WOODLANDS ROAD • ASHURST

This well presented character property has been well maintained and extended over recent years to offer a spacious family home with integral annexe and is set in a prime position with lovely views across the open forest to the front and farmland to the rear.

The property further benefits from a stunning open, sunny and private landscaped garden, just over 0.8 acres, with a versatile 60' outbuilding, garaging and plentiful off road parking.

This highly desirable road is set within easy access of the motorway network and close proximity of local amenities and the train station in Ashurst with superb connections into London Waterloo. The forest nearby provides an array of superb cycle and walking routes.

£1,700,000



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The Property

An entrance porch opens into an impressive entrance hall providing access to the ground floor accommodation and integral annexed accommodation.

A particularly generous living room offers dual aspects across the gardens with an attractive central fireplace with wood burner and double doors leading through to the dining room which opens out in turn into a conservatory with views across the rear garden and French doors leading out to the terrace.

A good size kitchen/breakfast room is accessed from here and offers extensive kitchen units with peninsula island and coordinating worksurfaces with some integrated appliances and lovely views again across the gardens.

To the rear of the hallway there is access to the cloak room and a useful utility room, which offers space for laundry facilities.

The versatile annexe is accessed from the hallway and offers self contained accommodation to suit dependent relatives or to derive an income potentially. The annexe offers an open plan kitchen/reception room overlooking the front gardens and an ensuite bedroom. There may be scope to provide separate access directly into the annexe if required.

Stairs lead from the ground floor up to the first floor landing which provides access to six good sized bedrooms, five of which are doubles and one of which offer ensuite bathroom facilities.

The principle generous bedroom is set at the rear of the property with far reaching views across the garden and paddocks beyond and offers built in wardrobes. Two family bathrooms completes the first floor accommodation.



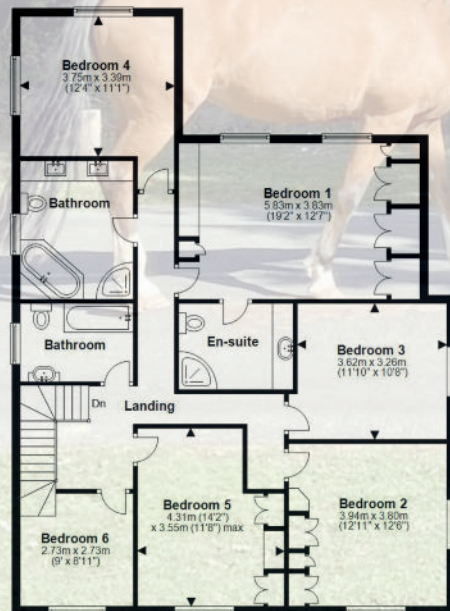
Ground Floor



Floor Plan



First Floor



Approx Gross Internal Areas

Main House: 320.4 sqm / 3449.0 sqft
 Outbuilding (not necessarily in correct position):
 115.4 sqm / 1242.0 sqft

Total Approx Gross Area (excluding Car Port):
435.8 sqm / 4691.0 sqft





Grounds & Gardens

An electric five bar gate leads onto a gravel drive leading up to the garaging and parking areas set in front of the property.

The property is set centrally within its plot with stunning landscaped mature and private gardens.

The front garden is arranged around an expanse of lawn with well planted mature shrubs and perennial flowers to the borders and a selection of ornamental trees. In the far corner there is a woodland area with informal seating set around a fire pit.

Immediately abutting the property there is a small terrace benefiting from southerly aspects and a covered portico makes a further covered area for seating.

There is a double oak framed open car port to the side of the property with electric car charge point and a side access gate leads to the stunning rear garden. A large terrace is set across the rear of the property providing for entertaining and alfresco dining with access from the kitchen and conservatory.

The garden is predominantly laid to level lawn with an enclosed attractive ornamental pond set to the rear and an array of well stocked flower beds, mature shrubs and trees.

The large work shop/outbuilding is set towards the rear of the garden with a further area to the rear housing a chicken run and composting area.

In all the plot offers just over 0.8 acres.

Agents Note

We understand that the current owners rent a two acre grazing paddock to the side and rear of the property by separate agreement which has direct access currently at two points and which buyers may wish to investigate further.



Outbuildings

The property benefits from a large outbuilding, approx. 60ft in length which currently offers a large storage area currently utilised for storage of the sit on lawn mowers. Two further rooms are used as a workshop and a home office but could be utilised in any number of ways to suit specific requirements and potentially as further ancillary accommodation (STP).

Additional Information

Mains electric, gas and drainage

Tenure: Freehold

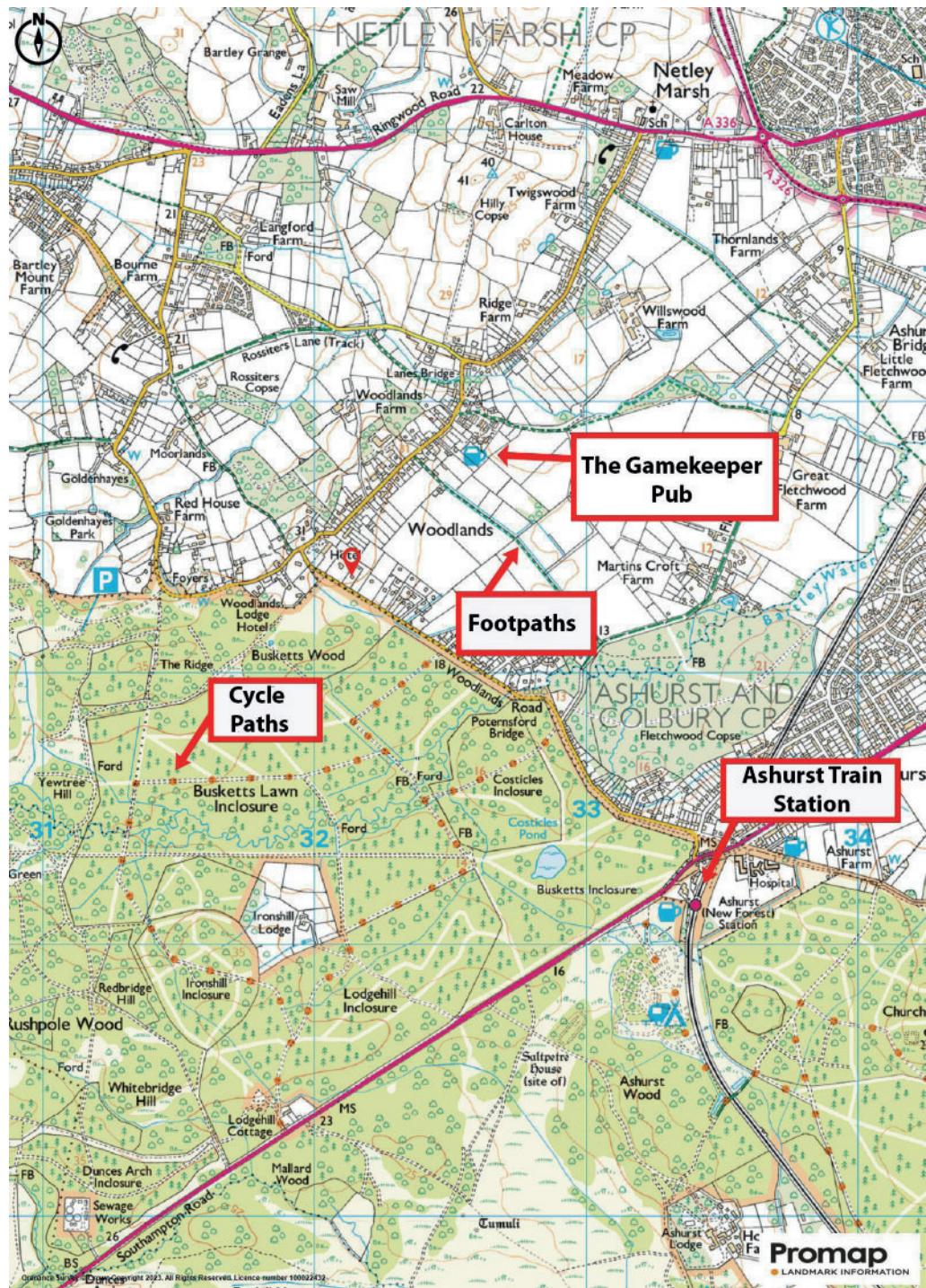
Energy Performance Rating: C Current: 69 Potential: 81

Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. Before you pass over the Ashurst train station bridge, turn left onto Woodlands Road and follow the road round the bend and follow the road for a mile or so across the cattle grid. Robin Hill can be found on your right hand side just past the second turn off for The Crescent.

Location

- Local facilities at Woodlands include The Gamekeeper Inn.
- Access to Ashurst amenities and bus service
- Level 1 mile walk to Waterloo/Weymouth mainline train station
- Walk out to endless forest walks, cycle paths and horse riding
- Many glorious beaches within 30 minutes
- Excellent road links
- Lymington, Romsey, Ringwood, Southampton, Winchester, Salisbury and Brockenhurst all within easy reach





Woodlands offers the benefit of a local pub within walking distance and direct forest access, ideal for walking, cycling and horse riding.



The Situation

Woodlands Road is a particularly desirable residential area located on the north eastern edge of the New Forest National Park. The village of Ashurst is host to several pubs, shops, businesses, and restaurants with a wider range of amenities including a doctor's surgery, sports clubs and further restaurants available in nearby Lyndhurst or Romsey.

The New Forest offers a wide range of outdoor pursuits and places of interest with the open forest easily accessible for walking and riding. The city of Southampton to the east provides a comprehensive range of retail and leisure facilities. The property is well located for road and rail. Junction 2 of the M27 motorway links up with the M3 motorway for the M25 and London and the nearby villages of Ashurst and Totton offer direct rail links to London Waterloo.

- Southampton Airport - 20 minutes by car/train
- Bournemouth Airport - 30 minutes by car
- Heathrow Airport - 75 minutes by car

Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com